108.0	0001	0001.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	711,700 /	711,700
USE VALUE:	711,700 /	711,700
ASSESSED:	711,700 /	711,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
7		CLYDE TERR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WARREN MARILYN/ TRUSTEE
Owner 2:	7 CLYDE TERRACE REALTY
Owner 3:	
Street 1:	7 CLYDE TERR
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	CALDWELL MARILYN W -
Owner 2:	-
Street 1:	7 CLYDE TERR
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .156 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1954, having primarily Vinyl Exterior and 1679 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6792.000	275,100		436,600	711,700
Total Card	0.156	275,100		436,600	711,700
Total Parcel	0.156	275,100		436,600	711,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 423.78 | /Parcel: 423.78

Legal Description

User Acct	GIS Ref	GIS Ref	Insp Date
68697			09/19/18

Entered Lot Size
Total Land:
Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 108.0-0001-0001.0

!8448!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	275,100	0	6,792.	436,600	711,700		Year end	12/23/2021
2021	101	FV	266,000	0	6,792.	436,600	702,600		Year End Roll	12/10/2020
2020	101	FV	266,000	0	6,792.	436,600	702,600	702,600	Year End Roll	12/18/2019
2019	101	FV	222,200	0	6,792.	442,900	665,100	665,100	Year End Roll	1/3/2019
2018	101	FV	222,200	0	6,792.	330,600	552,800	552,800	Year End Roll	12/20/2017
2017	101	FV	222,200	0	6,792.	299,400	521,600	521,600	Year End Roll	1/3/2017
2016	101	FV	222,200	0	6,792.	286,900	509,100	509,100	Year End	1/4/2016
2015	101	FV	208,700	0	6,792.	243,300	452,000	452,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	07:21:07

LAST REV

Date	Time
08/03/21	14:53:10

mmcmakin

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8448

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CALDWELL MARILY	78361-382	1	7/29/2021	Convenience	1	No	No		
CALDWELL WILLIA	29106-453		9/17/1998	Family		No	No		A

USER DEFINED

Prior Id # 1:	68697
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/4/2021	221	New Wind	5,500	C				

ACTIVITY INFORMATION

Date	Result	By	Name
9/19/2018	MEAS&NOTICE	BS	Barbara S
1/8/2009	Measured	372	PATRIOT
10/26/1999	Meas/Inspect	256	PATRIOT
8/22/1991		JK	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6792		Sq. Ft.	Site		0	70.	0.92	5									436,635						436,600	

Total AC/HA:	0.15592	Total SF/SM:	6792	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	436,635	Spl Credit		Total:	436,600

EXTERIOR INFORMATION

Type:	5 - Cape
Sty Ht:	1H - 1 & 1/2 Sty
(Liv) Units:	1 Total: 1
Foundation:	1 - Concrete
Frame:	1 - Wood
Prime Wall:	4 - Vinyl
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	GRAY
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1954	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:	%		
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	%		
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		18.6 %

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	148.485
Other Features:	82590
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	337968
Depreciation:	62862
Depreciated Total:	275106

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs: 6	BRs: 3	Baths: 1	HB 1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

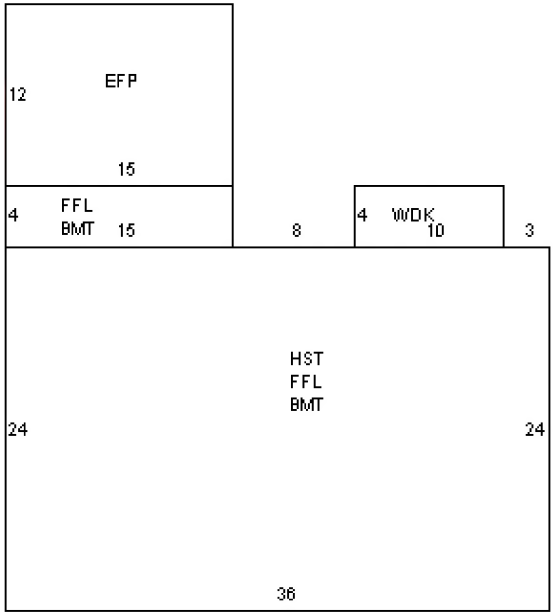
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	148.49
Special Features:	0	Val/Su Net:	110.04
Final Total:	275100	Val/Su SzAd	202.88

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	924	49.530	45,770
FFL	First Floor	924	148.490	137,200
HST	Half Story	432	148.490	64,146
EFP	Enclos Porch	180	42.350	7,622
WDK	Deck	40	16.000	640

Net Sketched Area:	2,500			Total:	255,378
Size Ad	1356	Gross Area	2932	FinArea	1679

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	35	F	

MOBILE HOME

Make:		Model:		Serial #		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 108.0-0001-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8 X 10	A	AV	1980	0.00	T	31.2	101						

More: N	Total Yard Items:		Total Special Featues:		Total:

IMAGE

AssessPro Patriot Properties, Inc